

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:

Stephen J. Colley aka Stephen John
Colley and Annamarie G. Colley aka
Amy G. Colley,

Debtors

Case No. 5-18-bk-03318-RNO

Ch. 13

REPORT OF SALE

And now, the above Debtors by their attorneys, Doran & Doran, P.C.,
reports on the sale of Real Property owned by the Debtors.

1. Debtors were the owners of Real Property located at 7355 State Road
29, Dimock, PA.

2. After the building on the property was destroyed by fire the Plan
provided for the Debtors to sell the remaining lot.

3. The Real property was sold to Francis T. Sincavage pursuant to an
Order of Court dated September 17, 2019

4. The closing took place on September 25, 2019.

5. A copy of the Closing Statement attached hereto shows the complete
transaction of the sale.

Dated: September 30, 2019

DORAN & DORAN, P.C.

By: /s/ Lisa M. Doran

Lisa M. Doran, Esquire
Attorneys for Debtors
69 Public Square Ste 700
Wilkes Barre, PA 18701



A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

B. Type of Loan			
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> RH9 3. <input type="checkbox"/> Conv. Unins		6. File Number:	
4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins		7. Loan Number:	
8. Mortgage Insurance Case Number:			
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.o.*)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
D. Name & Address of Borrower: Francis T. Sincavage		E. Name & Address of Seller: Stephen Colley Anna Marie Colley	
G. Property Location: 7355 SR 29 Dimock, PA		H. Settlement Agent: Jami Layaou Hearn 181 W Tioga St Tunkhannock, PA 18657	
Lot:		TIN:	
Block:		Phone: 5708369845	
I. Settlement Date: 9/25/2019		Funding Date: 9/25/2019	
J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower		400. Gross Amount Due To Seller	
101. Contract sales price 4,000.00		401. Contract sales price 4,000.00	
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400) 613.75		403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes: 9/25/2019-12/31/2019 11.55		406. City/town taxes: 9/25/2019-12/31/2019 11.55	
to		to	
107. County taxes:		407. County taxes:	
to		to	
108. Assessments:		408. Assessments:	
to		to	
109.		409.	
110. School Tax 9/25/2019 - 6/29/2020 134.41		410. School Tax 9/25/2019 - 6/29/2020 134.41	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower 4,759.71		420. Gross Amount Due To Seller 4,145.96	
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due To Seller	
201. Deposit or earnest money 500.00		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400) 1,091.47	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes:		510. City/town taxes:	
to		to	
211. County taxes:		511. County taxes:	
to		to	
212. Assessments:		512. Assessments:	
to		to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower 500.00		520. Total Reduction Amount Due Seller 1,091.47	
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross amount due from borrower (line 120) 4,759.71		601. Gross amount due to seller (line 420) 4,145.96	
302. Less amounts paid by/for borrower (line 220) 500.00		602. Less reductions in amount due seller (line 520) 1,091.47	
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower 4,259.71		603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller 3,054.49	

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

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L. Settlement Charges		File Number:	Loan Number:	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees					
Division of Commission (line 700) as follows:					
701. \$500.00	to Sherlock Homes and Properties				
702. \$	to				
703. Commission paid at settlement to Sherlock Homes and Properties					500.00
704.					
800. Items Payable In Connection With Loan					
801. Our origination charge	\$	(from GFE #1)			
802. Your credit or charge (points) for the specific interest rate chosen	\$	(from GFE #2)			
803. Your adjusted origination charges		(from GFE A)			
804. Appraisal fee to		(from GFE #3)			
805. Credit report to		(from GFE #3)			
806. Tax service to		(from GFE #3)			
807. Flood certification		(from GFE #3)			
808.		(from GFE #3)			
809.		(from GFE #3)			
810.		(from GFE #3)			
811.		(from GFE #3)			
900. Items Required By Lender To Be Paid In Advance					
901. Daily interest charges from 9/25/2019 to 10/1/2019 @ \$ /day		(from GFE #10)			
902. Mortgage insurance premium for 0 months to		(from GFE #3)			
903. Homeowner's insurance for 0 years to		(from GFE #11)			
904.					
905.					
1000. Reserves Deposited With Lender					
1001. Initial deposit for your escrow account		(from GFE #9)			
1002. Homeowner's insurance	months @ per mo	\$			
1003. Mortgage insurance	months @ per mo	\$			
1004. Property taxes	months @ per mo	\$			
1005.	months @ per mo	\$			
1006.	months @ per mo	\$			
1007. Aggregate Adjustment		\$0.00			
1100. Title Charges					
1101. Title services and lender's title insurance		(from GFE #4)	500.00		
1102. Settlement or closing fee		\$500.00			
1103. Owner's title insurance		(from GFE #5)			
1104. Lender's title insurance					
1105. Lender's title policy limit	\$				
1106. Owner's title policy limit	\$				
1107. Agent's portion of the total insurance premium	\$				
1108. Underwriter's portion of the total insurance premium	\$				
1109.					
1110.					
1111.					
1200. Government Recording and Transfer Charges					
1201. Government recording charges		(from GFE #7)	73.75		
1202. Deed \$73.75	Mortgage \$	Release \$			
1203. Transfer taxes					
1204. City/County tax/stamps: Deed \$	Mortgage \$	(from GFE #8)	40.00	40.00	
1205. State tax/stamps: Deed \$	Mortgage \$				
1206.					
1207.					
1208.					
1300. Additional Settlement Charges					
1301. Required services that you can shop for		(from GFE #6)			
1302.					
1303. School Tax 2019 to Dimock Twp Tax Collector					
1304. Legal Fee to Catherine Garbus				176.47	
1305.				375.00	
1306.					
1307.					
1308.					
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				613.75	1,091.47

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Francis T. Sincevage
Francis T. Sincevage

Buyer/Borrower

Stephen Colley
Stephen Colley

Seller

Buyer/Borrower

Anna Marie Colley
Anna Marie Colley

Seller

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Jami Dayacu Bearn
Jami Dayacu Bearn

Settlement Agent

Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment.
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